

Authority: North York Community Council Item NY26.2, adopted as amended, by City of Toronto Council on January 31 and February 1, 2018

CITY OF TORONTO

BY-LAW 599-2018

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2018 as 1 Heathcote Avenue.

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to RT (au190)(x153), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.5.10 Exception Number 153 so that it reads:

Exception RT 153

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulation 5.10.30.20(1), the **front lot line** is the **lot line** abutting Bayview Avenue;
- (B) Despite regulation 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 161.77 metres and the elevation of the highest point of the **building**;
- (C) In addition to regulation 10.5.40.10(2), a mechanical penthouse may exceed the permitted maximum height for the **building** by 2.0 metres and a parapet may exceed the permitted maximum height by 0.3 metres;
- (D) Regulation 10.5.40.10(5), First Floor Location Requirement, and regulation 10.5.40.50(3), regarding platforms at or above the second storey, do not apply;

- (E) Despite regulations 10.5.40.60(1), 10.5.40.60(2), 10.5.40.60(5) and 10.5.40.60(6) window projections, architectural features, balconies, porches, and canopies may encroach up to 1.7 metres into the required **building setbacks**;
- (F) Despite clauses 10.5.40.70 and 10.60.40.70, the required minimum **building setbacks** are as shown on Diagram 3 attached to this By-law;
- (G) Despite regulation 10.5.50.10(1)(D), a minimum of 65 percent of the **front yard** must be **soft landscaping**;
- (H) Despite regulations 10.5.50.10(2) and 10.5.50.10(3):
- (i) a minimum of 40 percent of the **rear yard** and **side yard** area is required for **landscaping**; and
 - (ii) a minimum of 75 percent of the **rear yard** and **side yard landscaping** required above, must be **soft landscaping**;
- (I) Despite regulation 10.60.30.20(1), the required minimum **lot frontage** is 38 metres and the required minimum **lot frontage** for each **dwelling unit** is 5.74 metres;
- (J) Despite clause 10.60.30.40, the permitted maximum **lot coverage** is 45 percent of the **lot area**;
- (K) Despite regulation 10.60.40.1(3), the minimum width of a **dwelling unit** in a **townhouse** is 5.7 metres if the **dwelling unit** does not have an individual private **driveway** leading directly to the front of it;
- (L) Despite regulation 10.60.40.10(1), the permitted maximum **building** height is 11.0 metres;
- (M) Despite regulation 10.60.40.10(2), the permitted maximum number of **storeys** is 3 and any level with a floor below the Canadian Geodetic Datum elevation of 161.77 metres is not a **storey**;
- (N) Despite clause 10.60.40.40, the permitted maximum **gross floor area** is 1420 square metres;
- (O) The required parking area within each **dwelling unit** in the **building** must have the following minimum dimensions:
- (i) length of 5.8 metres; and
 - (ii) width of 5.2 metres;

- (P) Despite regulation 200.5.1.10(2)(C), the visitor **parking spaces** must have the following minimum dimensions:
- (i) length of 6.0 metres; and
 - (ii) width of 2.7 metres; and
- (Q) Despite clause 200.5.10, a minimum of two visitor **parking spaces** must be provided.

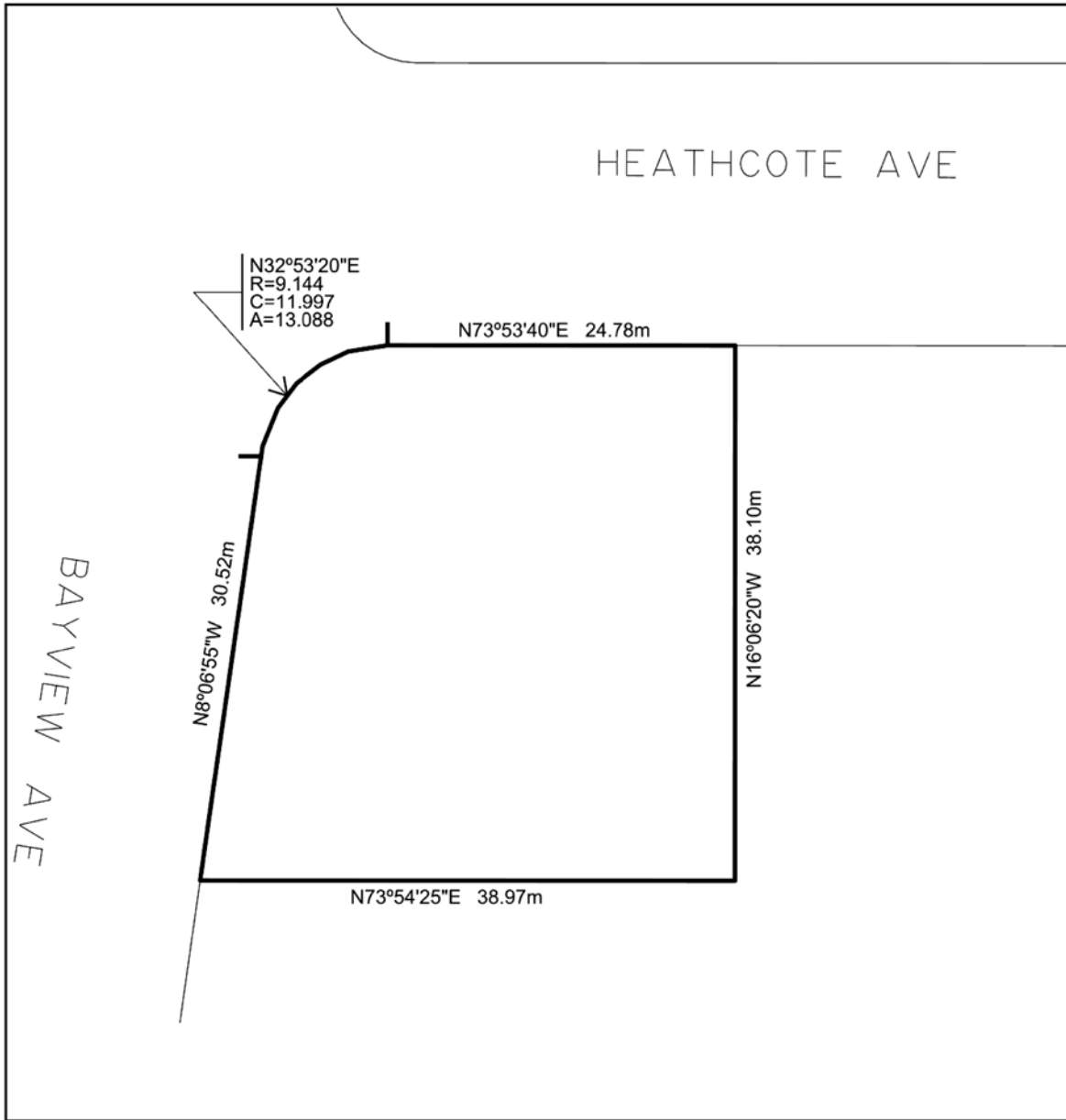
Prevailing By-laws and Prevailing Sections: (None apply)

Enacted and passed on May 24, 2018.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk


(Seal of the City)

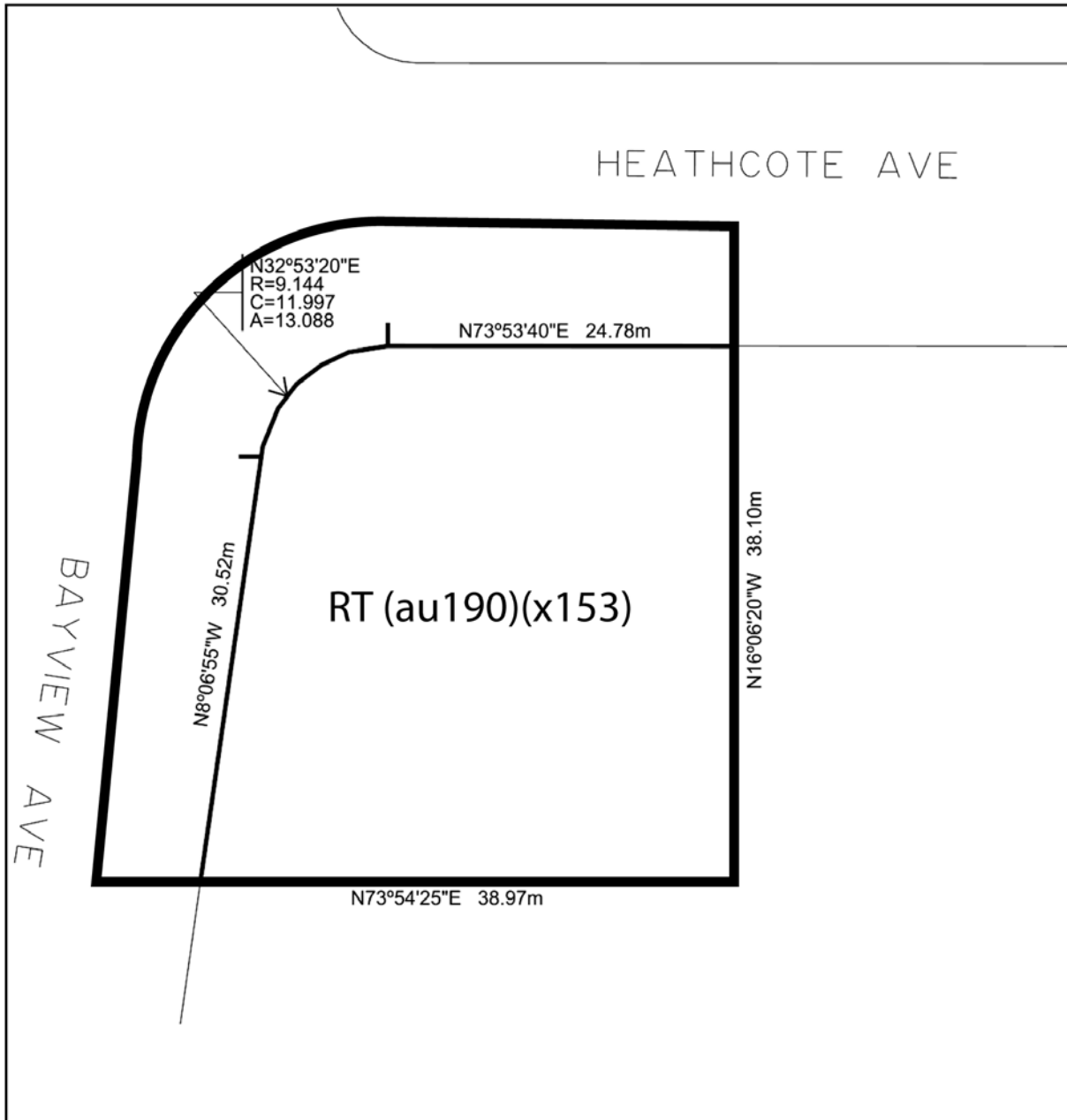


 **TORONTO**
Diagram 1

1 Heathcote Avenue

File # 15 251059 NNY 25 0Z


City of Toronto By-Law 569-2013
Not to Scale
10/30/2017



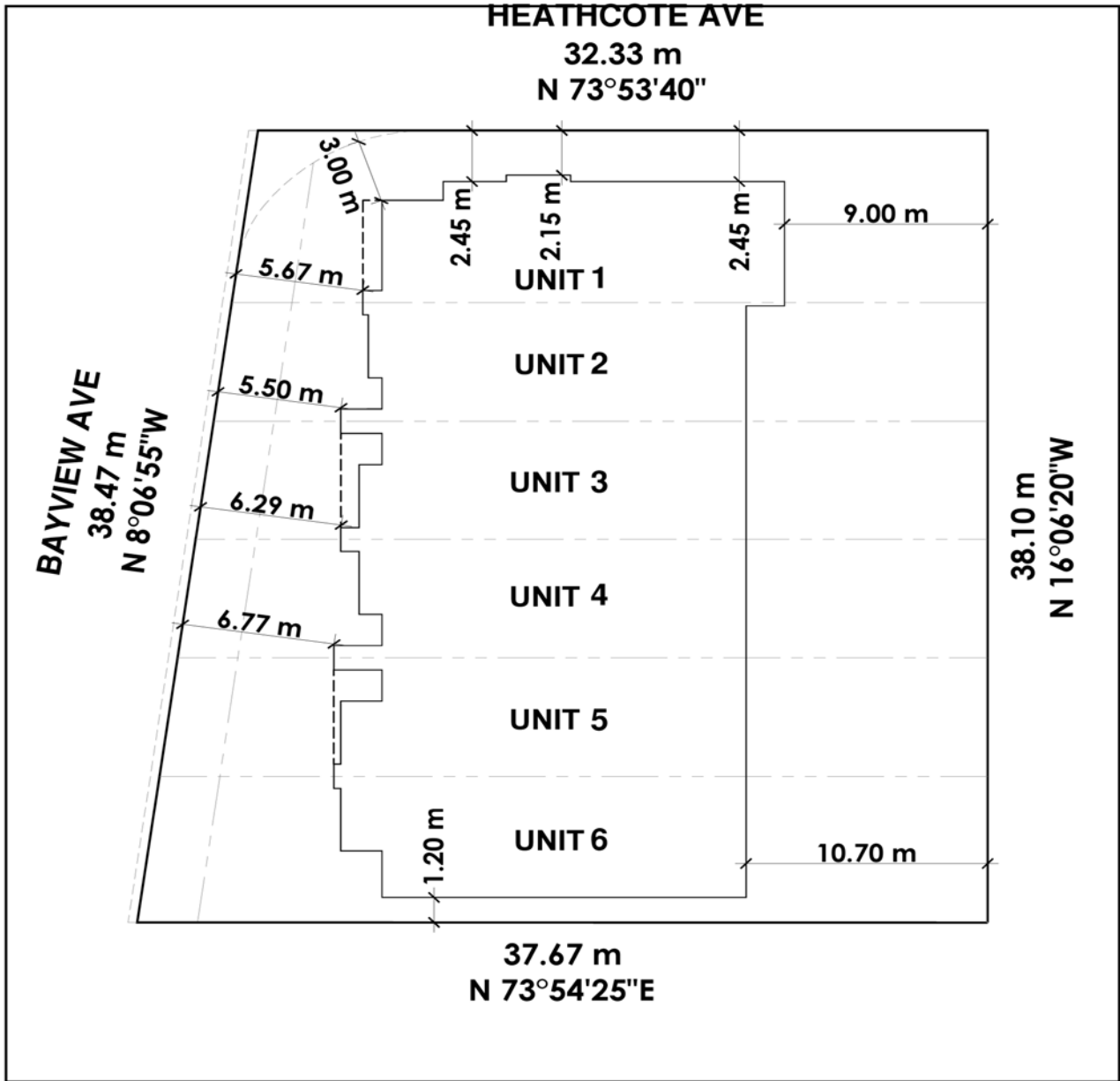
 **TORONTO**
Diagram 2

1 Heathcote Avenue

File # 15 251059 NNY 25 0Z



City of Toronto By-Law 569-2013
Not to Scale
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 **TORONTO**
Diagram 3

1 Heathcote Avenue

File # 15 251059 NNY 25 OZ



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Not to Scale
10/30/2017